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28 ROBINSON STREET

Beautifully maintained all brick townhome, ceramic & hardwood floors, spacious familyroom, nicely finished recreation room. **\$245,900.00**

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prathomes.ca
705-733-0300

STEPS TO WATERFRONT/BEACH 21 TYNDALE ROAD



\$ 689,900

Country living in the city on this gorgeous heavily treed private lot, 100' X 235'.
Completely reno'd home, new master addition, hardwood, granite, in-floor heating, extensive interlocking & decking, inground salt water pool. This stylish & modern home in sought after area shows to perfection!

[View all listings & photos at www.TheJohnstonTeam.com](http://www.TheJohnstonTeam.com)



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WATERFRONT LIVING!



\$575,000

- Four bedroom home/cottage - Little Cedar Point!
- Totally reno'd in 1991 - open concept with great lake views
- Stone wall fireplace in Living rm, walk-out from Dining
- Dock, Breakwall, Fenced yard, Newer Deck - Great Location!

R. SHARON SMITH

Sales Representative
Office: 705-737-0011
Res: 705-487-2962
www.barrichomes.ca

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NEW PRICE



Victorian Reproduction - Midhurst \$514,900
Surrounded by mature trees & views from wrap around veranda. Classic style with french doors, corwn moldings, hardwood floors & staircase. 3+1 bdrms, 3 1/2 baths, ideal inlaw or nanny suite with kitchen & bath in lower level. Park Tl. **MLS# 1303090**

TRISHA BOWMAN
SALES REPRESENTATIVE

Century 21
B.J. Roth Realty Ltd. Brokerage

*** RARE ALLANDALE FIND! ***

NEW LISTING \$339,900 ID#62701C

Completely updated bungalow in desirable & mature Allandale area. Pride of ownership is very evident. Fantastic fully fenced yard with huge maple tree, brand new patio & shed. Updates include: new architectural shingles, siding, windows & doors, insulation, furnace, all new tile, kitchen & bath cabinets + granite & gas stove, new interior doors & trim, hardware, carpet in bdrms... Partially finished basement w/ option for separate entrance.



\$210,000

Freehold townhouse, 3 bedrm 1.5 baths. C/Air, newer furnace, newer shingles, freshly painted, New Carpet upstairs, quality laminate in lvrn & drrm. Walkout to deck. Single car garage. WHY RENT WHEN YOU CAN OWN.
This home won't last, for a private viewing call Cindy Pollard direct 705-791-2121.

CINDY POLLARD
Sales Representative

Century 21
B.J. ROTH REALTY LTD.
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www.HomeInSimcoe.com

1419 HENDRIE RD, SPRINGWATER

PRIVATE 1.5 ACRES

A short drive 10 minutes from Georgian Mall to this beautifully appointed 2417 sq. ft., 2 storey home with a finished walkout basement. Separate dining and living room with vaulted ceilings, well appointed kitchen opens to the main floor family room with fireplace. Enjoy the glorious landscaped 1.5 acres from the privacy of your deck or patio.

\$799,900

MLS# 1303948

[Virtual tours at www.marybateman.com](http://www.marybateman.com)

MARY BATEMAN
Sales Representative

705-722-7100

RE/MAX
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BROKERAGE

NEW LISTING

\$259,000

OPEN HOUSE SAT 12-2

GREAT EAST END CHARMER!
Well maintained 3 bedroom bungalow on large mature 50 ft x120 ft lot. Bright eat-in kitchen, spacious livingroom, partially fin basement. Sought after street with great schools.
Dir: St. Vincent to west on Codrington St.

NIGEL DAVIES
Sales Representative
Direct: 705-817-2477
RE/MAX
CHAY REALTY INC.,
BROKERAGE

Just Listed ~ The BayClub

\$258,000 - FABULOUS BAY VIEW!

1210 sf - 2 Bdrms/2 full Baths

Walk-out to 16' x 8' terrace

Improvements, kitchen, baths, custom window coverings

6 appliances. Recreation facilities. **MLS#1303933**

HELEN MANN
Sales Representative
705-722-7100
helen.mann@sympatico.ca
www.helenmann.ca

\$793,800

OPEN HOUSE SUNDAY 2:30PM - 4:30PM

360 COX MILL RD.

Location, Location, Location, siding onto Sheppard Park, backing onto Lover's Creek/ep lands, 2/3 acre, custom built, 1 1/2 storey 2394/3140sqft cedar sided contemporary features main floor master/ensuite screened in walkout, vaulted ceilings in main floor family room & eat-in kitchen/walkout, overlooks nature filled backyard, elegant perennial filled property, a unique opportunity!!! **MLS# 1302972**

CHRISTINE WOODS
Sales Representative

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6 Toronto Street #901

OPEN HOUSE SUN. 1-3

NEW PRICE

1,600 sq ft of luxury living space in this 2 bed, 2 bath 'Water View' Beachcomber model w/upgraded kitchen and amazing views of Kempenfelt Bay

\$494,900 • MLS# 1304278

Enter the MLS# on www.PeggyHill.com for more information.

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MLS# 1304278

TRISHABOWMAN.com

Enter listing ID#s on TrishaBowman.com for more details.

\$239,900

ID#62994C

NEW LISTING!



- Very well maintained with great size yard & finished basement
- Close to all amenities
- New triple glaze windows & doors ('13)
- New architectural shingles
- Hardwood & gas f/p in living room
- Short drive to Barrie or Wasaga Beach

\$925,000

★ EXECUTIVE ESTATE HOME! ★

ID#57421C



Executive home in Innisbrook Estates. Awe-inspiring 1.5 storey with fantastic layout and walkout bsmnt on 0.9ac. Soaring ceilings throughout including 2-storey Great room, numerous vaulted rooms and tall basement ceilings. Over 4300sqft finished and 3.2 bedrooms. Fine finishings throughout and no expenses spared. Fantastic neighborhood of executive homes, large lots, privacy and ultra convenient location for commuting to the GTA.

\$569,000

★ COUNTRY LIVING AT ITS BEST! ★

ID#46659C

NEW PRICE!



Charming country home on 2+ acres of beautiful property surrounded by mature trees & farm fields. Great spot to raise a family. Tons of value & potential, with in-ground pool, 4 bdrms, 4 baths and finished top to bottom. 2 beautiful f/p, country style kitchen & pantry, entertaining bsmnt with wet bar, many updates and in-law potential. Only mins from amenities, rec cntr, GO station & lake.

\$459,900

ID#49893C



- Fully finished bungalow backing onto forest
- Open concept layout
- Great Room with vaulted ceiling & f/p
- Multi-tier deck
- Extra deep lot & extensive landscaping
- Awesome rec room

Thinking of
Buying or Selling?
Let Trish & Tim Help.
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FREE MARKET EVALUATION
FREE BUYER REPRESENTATION

\$755,000

★ CUSTOM BUILT BEAUTY! ★

ID#49172C



Located in prestigious estate area & great commuter location. Gorgeous stone masonry & timber frame entrance. Open concept layout with 9ft+ flat clgs and natural oil hardwood throughout. Great Room features 11ft high waffle ceiling and stone surround fireplace. Kitchen features huge island with wood top, quartz counters, built-in cooktop, wall oven, crown... Completely finished basement with separate entrance.

\$159,900

★ AFFORDABLE COTTAGE LIVING ★

ID#36368C

NEW LISTING!



Charming 3 season, 4 bedroom cottage, walking distance to deeded beach. Very well maintained with fresh white walls and kitchen. Spacious living/dining room open to the kitchen area. Porch and roof are 3 years new. Fully fenced large back yard and private landscaped front yard. Located on a quiet street with easy access to hwy 11. An affordable way to enjoy cottage-life!

\$319,900

ID#37122C

FANTASTIC YARD!



- Affordable in-town home with huge yard!
- Surrounded by mature trees & gardens
- Many recent updates
- Very close to skiing, golf & amenities
- Great neighborhood!
- Call Trish & Tim Today!

\$249,900

ID#39620C

MASSIVE PROPERTY!



- Very affordable living/investment opportunity
- Huge pie shape lot
- Walking distance to public school
- Bright kitchen with walk-out to deck
- 17' X 10' detached shop/shed
- Easily rents for \$1400/mth

\$879,900

★ CHARACTER HOME WITH HUGE SHOP! ★

ID#48507C

NEW PRICE!



Gorgeous character home on 1 acre landscaped masterpiece. Includes huge 40'x105' multi-purpose shop with 40'x20' heated/finished area. Over 2600sqft, very well maintained + 4 level elevator! Country-style kitchen with solid counters, gorgeous 50yr steel roof, new windows, private master balcony, hardwood, oak trim, sunroom, motorized awning, cedar deck, extensive landscaping, forced air heat & a/c, gas f/p.... One of a kind!



**TRISHA
BOWMAN**

SALES REPRESENTATIVE

705.796.4150

trisha@TrishaBowman.com



TIM PERRY P.ENG.

MARKETING DIRECTOR & SALES REPRESENTATIVE

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Sales Representative/Licensed Assistant

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Broker, B.A.Sc. (Eng)



Dundonald & Theresa St \$799,000
Prime East End Barrie location. Charming 4,000 sq ft well maintained 5 bedroom century home on a large mature treed lot. Covered porches, gardens & double garage. Classic detail, a special property. Dundonald St. [MLS 1302720](#)



North Midhurst \$565,000
1.5 acre treed lot in estate area. Solidly built home with hardwood, French doors, crown moldings, granite counters, ceramics, oak doors & trim, fireplaces, ensuite, separate entrance to bsmt with 2nd kitchen, rec room & 3pc bath. Mills Cir. [MLS 1301649](#)



Popular "Stonegate" \$549,000
A community of family estate homes. All brick home with bright walkout lower level, triple heated & insulated garage, vaulted ceiling in great room, eat-in kitchen overlooks family room with F/P & treed yard with gazebo & shed. Alana Dr. [MLS 1300806](#)



Big Bay Point Estates \$1,695,000
Extraordinary Estate on 2.7 acre ravine property. Over 10,800 sq ft finished, 2,800 sq ft indoor pool area – all done to the highest quality. 5 car garage, acreage, trails & so much more. Exceptional! Quartz Cr. [MLS 1208922](#)



Stylish Bungalow – Anten Mills
0.94 acre private treed lot. Custom 3 bedroom open concept bungalow with high ceiling pl. & stone fireplace. Large bsmt with cut away to yard. Hardwood, crown moldings, ceramics, 3 baths, gym, pool. Great value. Laddie Lane. [MLS 1302584](#)

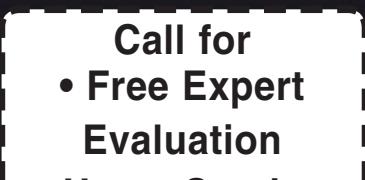
SOLD



"Ardagh House" Estate \$2,490,000
Victorian landmark overlooking parklike gardens, pool, Kempenfelt Bay & Barrie. Hariri Pontarini Architects managed significant renovations winning Association of Architects 'Award of Excellence'. 2 adjacent parcels (garage & lot) also available. Theresa St. [MLS 1300374](#)



Innisbrook Estates 9.8 Acres \$1,499,000
Custom built over 7250 sq ft finished on 3 levels, 5 bdrms, 5 baths, cathedral ceilings, elevator, beautiful interior finishings, windows, staircases, foyers & neighboring homes. Large principal rooms, extensive landscaping, decks, & patios. Impressive! Innisbrook St. [MLS 1300778](#)



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South Barrie \$398,000
2700+ sq ft 4 bdrm all brick home with walkout bsmt & fenced yard. Spacious open concept design, eat-in kitchen overlooks family room with F/P, master ensuite & walk-in closet. Close to schools, park, amenities, "Go" train, easy access to 400 Hwy. Sandringham Dr. [MLS 1301250](#)



75' Waterfront \$699,500
McPhee Bay/ Lake Simcoe, dock, marine rail. Beautiful view & sunsets, minutes to Orillia. Open concept newer attractive bungalow w/ finished bsmt, 5 bdrms, 3 baths, vaulted ceilings, hardwood floors, master ensuite, fireplace, double garage. Glencoe Beach Rd. [MLS 1301250](#)



Exceptional Estate \$1,349,000
On 2.85 acres across from Kempenfelt Bay/Lake Simcoe. Architecturally beautiful on covered porches. 10' x 12' sun room, feel frame construction, 2000 sq ft, 9' & 18' ceilings, hardwood, stone, slate, granite, theatre, gym etc. etc. 3 bdrms, 3 1/2 baths. Willow Landing Rd. [MLS 1301628](#)



Great Community - Midhurst \$474,800
2730 sq ft + finished lower level with inlaw, 5 bedrooms on upper level, 3 1/2 baths, fireplace, hardwood, ceramics, 2 decks, great street appeal with covered front porch. Willow Landing Rd. [MLS 1303740](#)



Glen Ormond Estate \$799,900
Magnificent home from 1880's, Tudoresque Queen Anne style. East end, steps from Kempenfelt Bay-Lake Simcoe, 6 bdrm, 5 washroom, hardwood, high ceilings, stained glass, French doors, wood staircases & detailed paneled walls, full theatre, well maintained & updated. Classic! Rodney St. [MLS 1208721](#)



Kempenfelt Dr overlooking Lake Simcoe \$649,700
Unobstructed gorgeous water views, fabulous covered front porch, 86'x16' mature treed lot, gardens surround. 3+1 bedrooms, 3 baths, hardwood, built-ins, fireplaces, screen porch & much more. [MLS 1303691](#)



24 Acre Estate Property \$699,000
Beautiful custom home, land, pond, garage with large office space for home business or games area. Private winding drive. Renovated, granite, french doors, hardwood, luxurious master & ensuite, covered patios. 7th Line, Innisfil. [MLS 1208296](#)



Victorian Reproduction - Midhurst \$514,900
Surrounded by mature trees & views from wrap around veranda. Classic style with french doors, crown moldings, hardwood floors & staircase. 3+1 bdrms, 3 1/2 baths, ideal inlaw or nanny suite with kitchen & bath in lower level. Park Tl. [MLS 1303090](#)



Vacant Land - Prime Location \$499,000
Approximately 24.5 acres of beautifully wooded relatively level land in prime location between Snow Valley Highlands and Stone Gate. Future development potential and minutes to Barrie, Snow Valley ski hill, golf and more. Barrie Hill Rd. [MLS 1208926](#)



East End Building Lot \$269,900
100' building lot amongst lovely east end homes near Lake Simcoe. View of the lake, beautiful trees and setting, wonderful neighborhood, steps to the beach and walking path. Build your dream home on a rare lot in a great location. Shanty Bay Rd. [MLS 1301241](#)



OPEN HOUSE SUNDAY 1-3PM
Dir: Innisfil Beach Rd, Commerce, 1958 Forest Valley
Innisfil - Easy Access to 400 and GTA \$599,900
On beautiful street close to Barrie & 45 minutes to Toronto. Attractive stone & brick bungalow. 1.14 acre private treed lot, 3745 sq ft finished, triple garage, hardwood, skylight, 9' ceilings, 2 decks, hot tub, bsmt w/ wet bar. Forest Valley Dr. [MLS 1301385](#)

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2 Summerset Place, Angus 424-7200

1070 Innisfil Beach Road, Innisfil 431-7100

20 Victoria Street West, Alliston 435-5556

54 Queen Street South, Tottenham 905-936-3500



Elaine
SISTI

Sales Representative

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www.homes4saleinbarrie.com

Al
BEACOCK

Broker



REDUCED \$79,900.00 **Moonstone:** 1.4 acre (250 x 250ft.) treed building lot situated on paved road just north of the village of Moonstone. Build your dream home on this lovely lot located close to the 400 extension overpass, skiing and trails, hydro and telephone at lot line, driveway is in and survey available. Seller will consider a VTB. Please call Al Beacock or Elaine Sisti or further information. **MLS # 1208685**

\$139,900.00 to \$240,000.00 "APTO" Build your dream home on one of these 21 Executive lots in Prestigious "Apto Glen Estates" lot sizes range from 1.5 acres to 2.8 acres, all lots have mature trees, building restrictions and covenants are in place to protect your investment, a short drive to Barrie or Elmvale. Seller may consider a short term Mortgage back. H.S.T. is in addition to the purchase price, All Development Charges and Building Permits are in addition to the purchase and paid by the Buyer. Please call Al or Elaine for further information. **MLS # Various**

\$184,900.00 Carefree Living in Elmvale: Welcome to Maplecrest Court, an adult lifestyle community located in Elmvale. New appointed units offer quality and design you come to expect from Hedbern Homes. 1 & 2 bedroom units available and range from 787 sq. Feet to 1321 sq. Feet. Prices range from \$184,900.00 to \$279,900.00. Exquisite finishes include 9 foot ceilings, ceramic tiles in all wet areas, in suite laundry and 6 appliances included. Don't delay please call Elaine or Al to set up a appointment. **MLS # Various**

\$299,900.00 Moonstone: 98.6 acres, lovely treed lot (hardwood & softwoods) located just north of the village of Moonstone, excellent property to build your dream home. This property is located on a paved road with Hydro and Telephone and the driveway is in with some bush trails for your pleasure, close to ski hills and 400 extension overpass Seller will consider a VTB. Please call Al Beacock or Elaine Sisti or further information. **MLS # 1208684**

OPEN HOUSE SUN. 1-3 PM • 87 ROBINSON ST., ORO



Brick bungalow on Lake Simcoe. Immaculate waterfront home with finished walk-out bsmt, 5 bdrms, 2 gas F.P.S. upgraded flooring, Large deck with lake views, Nanny suite for extended family, Available to Enjoy this summer! To view call Ross Miller 705-791-3736. Dir: Hwy 11 North to Line 11, right through Hawkestone left to Mill Street, left to Robinson, follow signs



 **Ross Miller**
Broker
705-791-3736

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NEW LISTING

East End Barrie Victorian Home

Take a step back in time and enjoy this magnificent setting with the modern interior that you would expect from a custom home while still maintaining the charm of the Victorian era. Large rooms in the original house compliment the back addition with family room on the main floor and master bedroom with ensuite and walk-in closet on the second floor. 2,500 sq. ft. 4 bedrooms, 2.5 baths situated on a 1/4 acre lot. \$689,900. MLS 1304183



1 Bedroom Condo - \$167,900

Available Immediately! Three years new beside Bayfield Mall, Barrie. 728 sq. ft. unit with walkout to 8x 12x patio, tastefully decorated. Includes 5 appliances, in-unit laundry room, storage unit, great parking spot. Why pay rent! Fresh coat of paint. MLS 1302480.



Robin Jones
Broker

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110 Caplan Ave., Barrie 722-7100

2 Summerset Place, Angus 424-7200

1070 Innisfil Beach Road, Innisfil 431-7100

20 Victoria Street West, Alliston 435-5556

22 Queen Street South, Tottenham 905-936-3500

Check out some of our OPEN HOUSES

SUNDAY 1:00-3:00 PM • 87 ROBINSON STREET, ORO



Brick bungalow on Lake Simcoe. Immaculate waterfront home with finished walk-out bsmt, 5 bdrms, 2 gas F.P.S. upgraded flooring. Large deck with lake views. Nanny suite for extended family. Available to Enjoy this summer! To view call Ross Miller 705-791-3736. Dir: Hwy 11 North to Line 11, right through Hawkestone left to Mill Street, left to Robinson, follow signs

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MILLER

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SUNDAY 1:00-3:00 PM • 243 WESSINGER



• 4+2 bed, 4 ½ bath home
• New maple kitchen with granite counters & stone b/s
• Hardwood floors
• Nice fully finished basement
• Two ensuites • Shows well • Two ensuites • Great Value!
• Dir : Mapleton to Marsellus to Churchland to Wessinger #243

SUE
McINTYRE

Sales Representative

705-722-7100

SATURDAY 12:00-2:00 PM • CODRINGTON ST



GREAT EAST END CHARMER!
Well maintained 3 bedroom bungalow on large mature 50 ft x 120 ft lot. Bright eat-in kitchen, spacious livingroom, partially fin basement. Sought after street with great schools.
Dir: St. Vincent to west on Codrington St.

NIGEL
DAVIES

Sales Representative

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Check out some of our NEW LISTINGS

NEW LISTING



\$689,900

East End Barrie Victorian Home Take a step back in time and enjoy this magnificent setting with the modern interior that you would expect from a custom home while still maintaining the charm of the Victorian era. Large rooms in the original house compliment the back addition with family room on the main floor and master bedroom with ensuite and walk-in closet on the second floor. 2,500 sq. ft. 4 bedrooms, 2.5 baths situated on a 1/4 acre lot. MLS#1304183

ROBIN
JONES

Broker

705-735-6030

NEW LISTING



\$349,900

Mature lot in popular east end. Open concept brick bungalow. Main floor with hardwood & ceramics no carpet. 3 bedrooms on main level. Basement includes bedroom, 4 piece bath, rec room with gas fireplace plus a play room. Newer HE furnace with A/C. The property is landscaped. Beautiful maintained gardens. The back is fenced with a storage shed. Enjoy the surroundings from the patio. This home is move in ready.

PAT
DONAHUE

Sales Representative

705-733-7918

NEW LISTING



\$258,000

FABULOUS BAY VIEW! 1,210 sf - 2 Bdrms/2 full Baths. Walk-out to 16' x 8' terrace. Improvements, kitchen, baths, custom window coverings, 6 appliances. Recreation facilities. MLS#1303933

HELEN
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OPEN HOUSE SAT 2 - 4,
3005 MASON DRIVE, INNISFIL



\$384,900 NEW PRICE

736 CHESTNUT STREET, INNISFIL



\$242,000

NEW RANCH BUNGALOW

Custom built, open concept, 3 bedroom home in Innisfil with upgraded interiors, including granite in kitchen and both bathrooms, hardwood, ceramics, corner gas fireplace in great room, cathedral window, vaulted ceiling, premium corner lot (100' x 150') just a one kilometre walk to Lake Simcoe at the end of the street!



CHALET STYLE BUNGALOW

Excellent cottage, starter, retirement or investment! Bright, open concept ranch style home, 3 bedrooms, hardwood and ceramic flooring, vaulted 12' ceiling with wood beams, gas fireplace, modern "moveable" kitchen, large lot (50' x 150') close to great beach and park area in Innisfil!



SPECTACULAR WATERFRONT

6000+ sq. ft. total living space! Take in the views all around from this spacious, custom designed and built home, on 80 feet of sandy Lake Simcoe at "Cedar Harbour". Luxurious finishings include Jatoba cherrywood flooring and ceramics, in-floor heating throughout, fully finished walkout basement.



OPEN CONCEPT CONDO

Updated and beautifully maintained ground level apartment in great, pet friendly building. Newer laminate flooring, stainless steel fridge and stove, 2 bedrooms, 2 full bathrooms. Fees include water, cable tv, insurance, facilities. Close to all amenities in Barrie!



AMAZING VIEWS

Charming, year round waterfront home on sandy Lake Simcoe! Bright conservatory offers fabulous views of the lake 3 bedrooms, 2 full bathrooms, fully serviced, close to amenities in beautiful Innisfil. Includes all the toys: boat and trailer, hot tub! Insulated garage doubles as a games room complete with pool table!



OPEN HOUSE SUN 2 - 4,
117-49 JACOBS TERRACE, BARRIE



\$179,900 NEW PRICE



\$699,900



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314 CUNDLES ROAD EAST • SAT. JUNE 1 • 1 PM TO 3 PM



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Executive Walkout Townhome
with 3 Beds, 3 1/2 baths and
completely finished basement.
Do not miss this opportunity.
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Directions: St. Vincent to Cundles East

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Geri Janes

Mortgage Broker Lic#: M08001033

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7 Teal Place

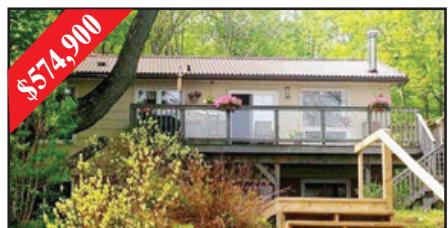
Fabulous Home For The 1st Time Home Buyer, Couple Who Are Downsizing Or The GTA Commuter. 3 Bdrm 3 Bath 1,550 Sq. Ft. On A Quiet Cul-De-Sac.



OPEN HOUSE SAT. 2-4

967 Woodland Drive

94 Ft. Lake Simcoe Waterfront Between Barrie And Orillia. 5 Bdrm 3 Bath 2,345 Sq. Ft. With A Screened Sunroom And A Gentle Slope To The Lake.



SAT. 2-4 PM OPEN HOUSE.

1037 Woodland Drive

Prime 60 Ft. Waterfront Property Just Minutes to Orillia. This Home Has Been Professionally Landscaped With A Deck At The Water's Edge. 4 Bdrm 2 Bath 2,255 Sq. Ft.



SOPHIE'S LANDING

5-35 Invermara Court

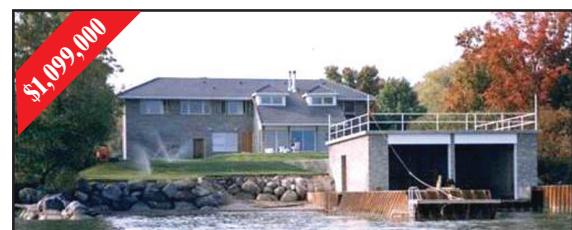
Freehold Waterfront Home For The Executive Or Retiree Who Enjoys Living In A Lifestyle Community Or For Your Family Cottage. This Place Has All The Bells And Whistles. 6 Bdrm 3 Bath. Close To Rama And Orillia.



EXECUTIVE WATERFRONT HOME LAKE SIMCOE

41 Lakeshore Road East

104 Ft. Waterfront With Breathtaking Views Of Lake Simcoe. This Home Has Been Architecturally Designed To Give You Fabulous View From All Principal Rooms. 4 Bdrm 3 Bath. Only 1 Hr. To Toronto.



PRIME 100 FT. LAKE SIMCOE WATERFRONT

995 Lakeshore Road East

This Executive Sq. Ft. Home Boasts 4 Bdrm 3 Bath And Features A Double Boathouse With A Large Deck, Twin 40 Ft. Cement Docks And Marine Rails. Only Minutes To Barrie.



68FT. OF WATERFRONT LOCATED IN A PRIVATE ENCLAVE

111 Bay Lane

Enjoy Family BBQ's Or Evening Dinner's Watching The Sunsets Over Lake Simcoe. 4 Bdrm 2 Bath 1,815 Sq. Ft. With The Perfect Shoreline For Young Children. Close To All The Amenities Barrie Has To Offer.

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When you're on the move, remember to notify 4 to 6 weeks before

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<input type="checkbox"/> Phone/Internet Company	<input type="checkbox"/> Veterinarian	<input type="checkbox"/> Drug Store
<input type="checkbox"/> Hydro Company	<input type="checkbox"/> Insurance Company	<input type="checkbox"/> Cleaning Service
<input type="checkbox"/> Water - Municipality	<input type="checkbox"/> Health Insurance	<input type="checkbox"/> Schools
<input type="checkbox"/> Gas Company	<input type="checkbox"/> Income Tax Preparer	<input type="checkbox"/> Clubs
<input type="checkbox"/> Fuel Supplier	<input type="checkbox"/> Canada Pension Plan	<input type="checkbox"/> Sports Organizations
<input type="checkbox"/> Cable TV Company	<input type="checkbox"/> Old Age Security	<input type="checkbox"/> Newspapers
<input type="checkbox"/> Water Treatment	<input type="checkbox"/> Auto Club	<input type="checkbox"/> Magazines
<input type="checkbox"/> Doctor	<input type="checkbox"/> Family Allowance	<input type="checkbox"/> Book & Record Clubs
<input type="checkbox"/> Dentist	<input type="checkbox"/> Driver's Lic. Bureau	
<input type="checkbox"/> Lawyer	<input type="checkbox"/> Motor Vehicle Licensing	
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7 MAPLE COURT

- OUTDOOR AND GARDENER'S PARADISE
- 0.75 AC, ON PRIVATE CUL DE SAC
- BACKING ONTO MIXED HARDWOODS
- OUTDOOR FIREPLACE
- PRIDE OF OWNERSHIP!
- PARKING FOR 7!

MLS# 1304190 **\$389,900**



ARDAGH BLUFFS

14 MUIR RD

- PRESTIGIOUS ARDAGH BLUFFS
- MODIFIED FIRSTVIEW WITH ABOVE GRADE WINDOWS
- EXPANSIVE DECK - AMAZING VIEWS!
- WALKOUT BASEMENT TO BEAUTIFUL LANDSCAPED YARD
- TASTEFULLY DECORATED!

MLS# 1303108 **\$469,900**



EAST END

155 PENETANG ST

- LEGAL DUPLEX!
- REGISTERED SECOND SUITE!
- RECENTLY RENOVATED LOWER LEVEL
- ESA CERTIFIED
- UPDATED FURNACE

MLS# 1303011 **\$274,900**



STONEGATE

1096 SUNNIDALE RD

- PICTURESQUE HOME WITH VERANDA
- OPEN CONCEPT MN FLR. SPRAWLING & IMMACULately KEPT HOME
- GARAGE LOFT & FULL FIN BASEMENT
- DRIVE THROUGH GARAGE DRS FOR TOYS/MACHINES
- 0.73 ACRES W/ ABOVE GRND POOL

MLS# 1303113 **\$559,900**



SOUTH PAINSWICK

144 PICKETT CRES

- NO NEIGHBOURS BEHIND!
- SPACIOUS END UNIT
- EXTRA BEDROOM AND REC ROOM ON LOWER LEVEL
- FEW MODELS OFFER 2.1 BATHS LIKE THIS ONE DOES

MLS# 1302888 **\$229,900**



ARDAGH BLUFFS

12 DUNNETT DR

- WALKOUT BUNGALOW
- SOUND BARRIER, ROXUL INSULATION & 5/8 DRYWALL FOR IN-LAW SUITE
- LARGE MASTER SUITE WITH CUSTOM MIRRORED DOORS
- SPOTLESS & PRIDE OF OWNERSHIP!
- MANY STORAGE AREAS

MLS# 1302696 **\$300,000**

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\$269,900

- Beautiful well maintained 1212 sqft bungalow
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- Low traffic family cres
- Walk to all amenities via Bayfield Street • Great investment

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RARE FIND IN BARRIE

Excellent opportunity to renovate present 2+1 bedroom bungalow and very possible severance of another lot. Oversized shop with hydro and water.

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**OPEN HOUSE SATURDAY 12:30-2PM
NEW LISTING \$215,900**



FIRST TIME OFFERED FOR SALE

Great Opportunity or Starter home located on a large lot. Walking distance to all amenities. Lots of potential for this property. Cute and been well taken care of.

Directions: Yonge street to little avenue between Yonge & Huronia



2 BEDROOM GROUND FLOOR CONDO

No stairs!! - Very private south facing 2 bedroom, 1 bath condo. Features all5 appliances, newer windows, front door, closet organizers, all new flooring & c/air. Maintenance free exterior; let the condo corp take care of you. Shows very well.



Welcome to Watercrest! Stunning Luxury Rental Condos

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His & Her Saunas • Designer Suite Finishes
State of the Art Fitness Centre
9 foot ceilings • Private Balcony

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Lawn and order

JAMI KLOET
Special to QMI Agency

Still trying to keep up with the Joneses and their exceptionally manicured lawn? It's time to take it outside! The grass needs to be cut. Weeds need to

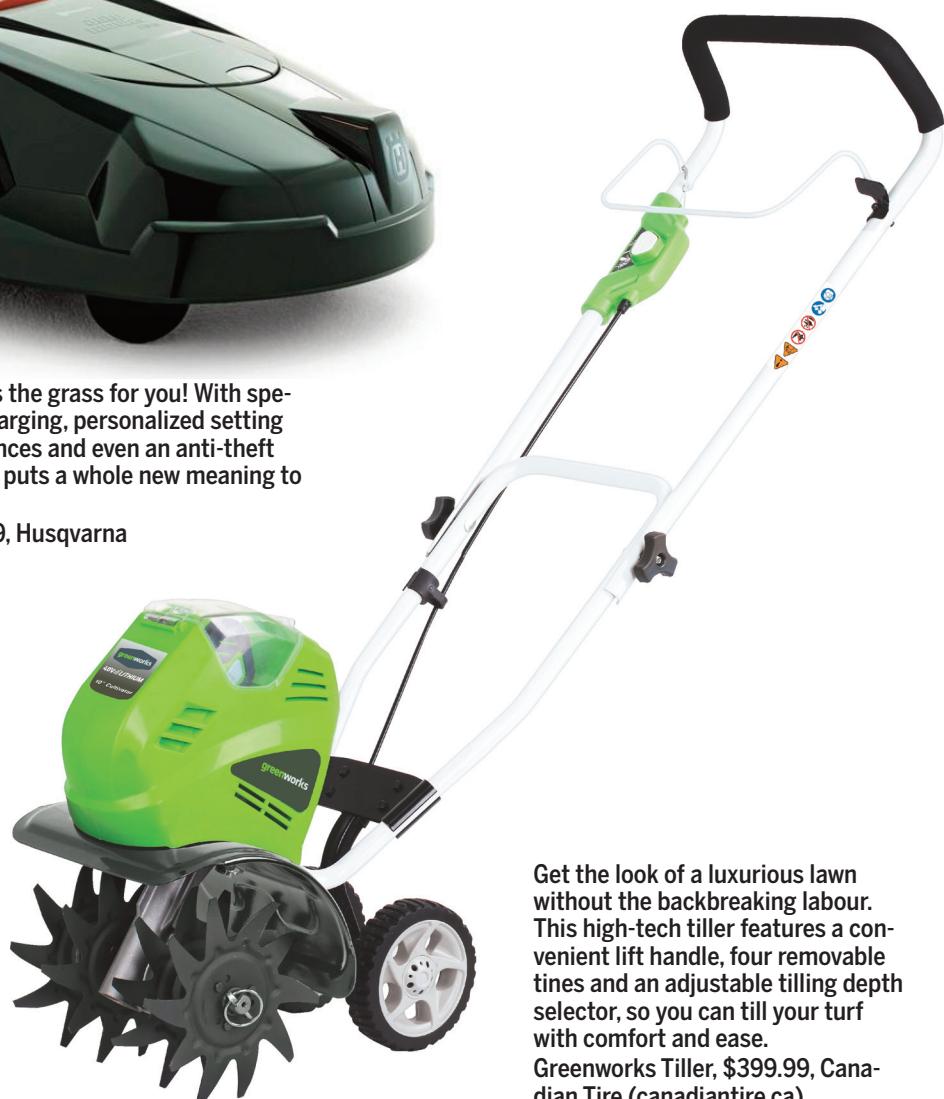
be wiped out. Hedges need to be trimmed. So put on your work gloves because big things are about to happen in your backyard. From modern mowers to trendy trimmers, these innovative and durable devices are de-

signed to work hard at your yard, so you don't have to. And the next time you hear somebody say, "The grass is always greener on the other side," you can be sure they're talking about your lawn.



Finally, a lawn mower that cuts the grass for you! With special features like automatic charging, personalized setting panels to fit your lawn preferences and even an anti-theft alarm, this robotic automower puts a whole new meaning to the term "cutting edge."

Robotic Automower, \$2,899.99, Husqvarna (husqvarna.com)



Get the look of a luxurious lawn without the backbreaking labour. This high-tech tiller features a convenient lift handle, four removable tines and an adjustable tilling depth selector, so you can till your turf with comfort and ease. Greenworks Tiller, \$399.99, Canadian Tire (canadiantire.ca)

OPEN HOUSE SUNDAY, JUNE 2ND 1:00 - 3:00 P.M.
72 Mayfair Drive



Stunning, recently renovated two storey Gregor home in established, sought-after SW Barrie neighbourhood. 4 BR, 3 Baths: 1-5 pc, 1-4pc, 1-2pc. 2 gas FP, kitchen has W/O to deck. Private treed backyard with no houses behind! Nothing left to do here. New hardwood & nat. stone flooring, shingles, furnace, insulation. New kitchen with all the bells and whistles: granite countertops, new cabinets, fireclay farmhouse sink. New baths, neutral paint colours, finished W/O basement to fully fenced yard. Close to all amenities and Hwy. 400 - great commuter location. Prepare to be impressed! MLS#1303573



In addition to precise trimming and an easy edger conversion, this lightweight trimmer's 24-volt battery runs 30% longer than other rechargeable units and can cut through 180 square inches of weeds and 140 inches of thick grass in only 10 minutes. Rechargeable Yard Trimmer, \$99.95, Hammacher Schlemmer (hammacher.com)

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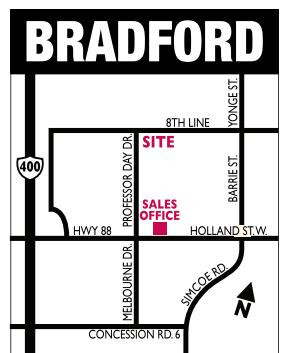
- All Brick Construction
- 9-foot Ceilings on Main Floor
- Stainless Steel Appliances
- Extra Wide Garage

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BONUS PACKAGE!*

*Speak to a Sales Representative for more details.
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INNISFIL 705-436-2121 / 1-888-712-9994
MIDLAND 705-528-6921 / 877-928-6921

click → www.century21barrie.com

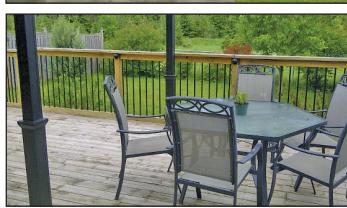
*Sales Representative

**Broker

***Broker of Record

click → www.myinnisfilhome.com

OPEN HOUSE SUN 1-3PM
86 PENVILL TRAIL
\$424,900



Beautiful 4 bedroom home in Ardagh Bluffs. Upgraded kitchen with ceramics open to family room with gas fireplace and walk out to gorgeous custom deck overlooking protected land and no neighbours behind. Lower level is self contained 1 bedroom inlaw suite with separate entrance. www.86PenvillTrail.com for more pics and info.

OPEN HOUSE SUN 1-3PM
229 LITTLE AVE.
\$282,900



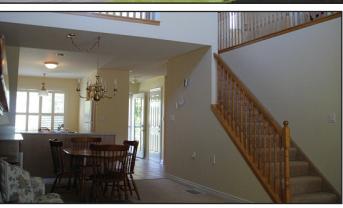
Enjoy private backyard living while backing onto a ravine and a large fenced yard with tiered gardens and pond! This 4 level 3 bedroom backsplit offers a spacious open concept kitchen and dining area that overlooks the large family room with wood burning fireplace. Finished lower level is great for rec room or games room. www.229little.com for more pics and info.

(SOLD CONDITIONALLY)
88 CHURCHLAND DR.
\$234,900



Well kept 3 bedroom 2 storey link home in Barrie's sought after southend. The interior features laminate flooring and ceramics, open concept main level, a semi ensuite (2.5 baths in total), a finished lower level with 3 pc bath, AND a new roof in July '12. The pie shaped, fully fenced backyard that backs onto a park and is completely private with flowering trees and shrubs. www.88Churchland.com for more pics and info.

LEACOCK VILLAGE, ORILLIA
605-55 MUSEUM DR.
\$280,000



HOUSES WANTED!!

If you are currently not listed and fit the criteria below, please call me today!

- 4 bedroom WHEELCHAIR accessible home in Barrie or surrounding area up to \$425k
- 4 bedroom 2 storey in Ba07 or BA11 up to \$350k
- Innisfil/Oro home with POOL, double garage up to \$375k
- Townhome or link in Barrie up to \$230k



LINDA KINGSTON

Sales Representative

Office: 705-721-9111 • Cell: 705-715-1060

linda.kingston@century21.ca



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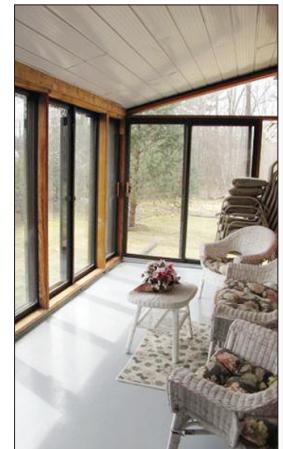
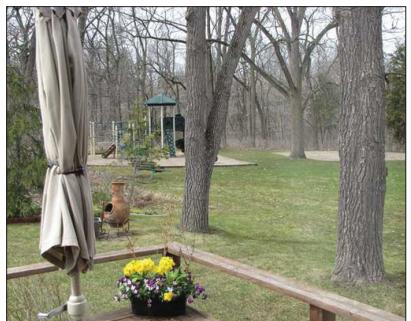
This Week's Feature Home!

STEPS TO TOLLENDALE WATERFRONT!

Location, Location, Location, siding onto Sheppard Park, backing onto Lover's Creek/ep lands, 2/3 acre, custom built, 1 1/2 storey 2394/3140sqft cedar sided contemporary features main floor master/ensuite screened in walkout, vaulted ceilings in mainfloor family room & eat-in kitchen/walkout, overlooks nature filled backyard, elegant perennial filled property, a unique opportunity!!! MLS# 1302972

OPEN HOUSE SUNDAY 2:30-4:30 PM • 360 COX MILL RD.

\$793,800



I welcome you to contact me for a showing of this home!



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\$385,000



\$228,000



\$454,900



28 SNOWSHOE TRAIL, BARRIE

'WOW' is what you will say when you see this beautiful Lake View Townhouse/Condo overlooking Little Lake in Midland. This property has been completely transformed! Inside starts with not one but two brand new Kitchens equipped with Stainless Steel Appliances, Reverse osmosis drinking water & Insinkerator. Newly installed water softener, Brand new Hardwood flooring in the main level living/dining area. All three bathrooms have been newly renovated and both showers with 8-massage heads. Loads of other finishing touches you would expect in a fine home. If you are a nature lover you will enjoy looking at the abundance of wildlife from your newly installed oversized balcony or in-laid brick patio. A custom designed Chair Lift was installed so no need to worry about stairs! (can be easily removed as well). All measurements to be verified by the buyer.

Executive style, fully finished home on all levels with bright walkout basement to premium private treed lot. Loaded with many great features, main floor family room boasts hardwood floors and gas fireplace. All new upgrd kitchen with all new stainless steel appl. Master bdrm has a large walk in closet with a bright 4 piece ensuite. In law suite with an open kitchen and family room. Priced to go. MLS®: 1303100



MATT BORLAND sales representative

Direct : 705 721-6183
Office : 705 721-9111
matt.borland@century21.ca



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This Week's Feature Home!

WELCOME TO ONE OF SIMCOE COUNTY'S HIDDEN ESTATE SUBDIVISION SECRETS

In Beautiful, Private Clearview, This Approx 3500/6400sqft Ranch A Small Enclave Of Estate Homes Located On A Quiet Cul De Sac Of Similar Estate Homes On Approx 2 Acre Properties, With Room To Roam, Bungalow Is Finished From Top To Bottom/Above Grade Windows In Bsmt And Can Accommodate The Largest Of Families... Including Inlaws!!!

OPEN HOUSE SUN. 12-2 PM • 3703 MICHAEL STREET

\$739,900



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OPEN HOUSES

OPEN HOUSE SUN. 2:30-4:30 • 360 COXMILL RD.



CHRISTINE WOODS
Sales Rep
321-0365



Location, Location, Location, siding onto Sheppard Park, backing onto Lover's Creek/ep lands, 2/3 acre, custom built, 1 1/2 storey 2394/3140sqft cedar sided contemporary features main floor master/ensuite screened in walkout, vaulted ceilings in mainfloor family room & eat-in kitchen/walkout, overlooks nature filled backyard, elegant perennial filled property, a unique opportunity!!! MLS #1302972

OPEN HOUSE SUN. 12-2PM • 3703 MICHAEL ST.



CHRISTINE WOODS
Sales Rep
321-0365



In Beautiful, Private Clearview, A Small Enclave Of Estate Homes Located On A Quiet Cul De Sac Of Similar Estate Homes On Approx 2 Acre Properties, With Room To Roam, This Approx 3500/6400sqft Ranch Bungalow Is Finished From Top To Bottom/Above Grade Windows In Bsmt And Can Accommodate The Largest Of Families... Including Inlaws!!!

OPEN HOUSE SUN. 1-3 • 86 PENVILL TRAIL



LINDA KINGSTON
Sales Rep
715-1060



Beautiful 4 bedroom home in Ardagh Bluffs. Upgraded kitchen with ceramics open to family room with gas fireplace and walk out to gorgeous custom deck overlooking protected land and no neighbours behind. Lower level is self contained 1 bedroom inlaw suite with separate entrance. www.86PenvillTrail.com for more pics and info.

OPEN HOUSE SUN. 1-3 • 229 LITTLE AVE.



LINDA KINGSTON
Sales Rep
715-1060



Enjoy private backyard living while backing onto a ravine and a large fenced yard with tiered gardens and pond! This 4 level 3 bedroom backsplash offers a spacious open concept kitchen and dining area that overlooks the large family room with wood burning fireplace. Finished lower level is great for rec room or games room. www.229Little.com for more pics and info.



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NEW LISTINGS

NEW LISTING



TRISHA BOWMAN
Sales Rep
796-4150



Very well maintained with great size yard and finished basement. Close to all amenities. New triple glaze windows & doors ('13). New architectural shingles. Hardwood & gas fireplace in living room. Short drive to Barrie or Wasaga Beach.

NEW LISTING



TRISHA BOWMAN
Sales Rep
796-4150



Charming 3 season, 4 bedroom cottage, walking distance to deeded beach. Very well maintained with fresh white walls and kitchen. Spacious living/dining room open to the kitchen area. Porch and roof are 3 yrs new. Fully fenced large backyard and private landscaped front yard. Located on a quiet street with easy access to Hwy. 11. An affordable way to enjoy cottage-life!

NEW LISTING



TRISHA BOWMAN
Sales Rep
796-4150



Completely updated bungalow in desirable and mature Allandale area. Pride of ownership is very evident. Fantastic fully fenced yard with huge maple tree, brand new patio & shed. Updates include: new architectural shingles, siding, windows & doors, insulation, furnace, all new tile, kitchen & bath cabinets + granite and gas stove, new interior doors & trim, hardware, carpet in bdrms... Partially finished bsmt with option for sep entrance.

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487 Islandview Lane, Midland

\$689,900

Charming Waterfront 4 Season Cottage/ Home

Wake up to panoramic views and gorgeous sunsets on Georgian Bay. Great for Boating Enthusiasts.

Open concept modern kitchen, dining and living room with walkout to lovely large sundeck overlooking the water. Wander down to the lower deck at the waterfront and enjoy your morning coffee.

Full finished basement with walkout to patio and yard.

Lovely water view from master bedroom. Many current updates.

Close to golf, sailing club, restaurants and shops. Pride of Ownership. Shows 10+++. Just move in and ENJOY!!!

Call me for more info or to view this lovely property.

Call Today for a FREE Market Evaluation!
REAL ESTATE WITH A PERSONAL TOUCH



Spacious and bright this Argus has great curb appeal. Private driveway. Separate living and dining area. Brand new laminate flooring in liv/dining area. Laminate in bedrooms. Master with 2pc ensuite. 4 season sunroom with walkout to patio. Reasonable Maintenance and taxes. Call me today to view this Home. **MLS#1301969**

LOOKING TO BUY OR SELL IN Sandycove Acres??

Great time to list your home. Experienced Sales Representative in Sandycove If you are looking for a Realtor... that you can trust... Someone who cares... and gets RESULTS... CALL ME



Lovely well kept stone custom built raised bungalow on over 2 acres. Eat in kitchen with walkout to covered porch. Spacious master with ensuite. Large ceramic tiled breezeway connecting garage and basement. In law apartment potential with walkout from kitchen to patio. Lovely views from front to back of this property. Five minutes to Angus. Country living at its best. Shows very well. **MLS#1302358**



Cute & cozy home. This semi detached home is on a quiet mature street...close to everything. Walkout from the eat in kitchen to a lovely private treed yard. Gas Furnace 2008, C/air 2012. Front and back door and most windows replaced in 2009. Bathroom updated in 2011. Shows well. Call me to view. Motivated Vendor. **MLS#1302084**



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MLS#1302974 • \$339,900

Open concept 2 storey country home on peaceful treed lot. Large eat in modern kitchen. 3 Bedrooms and 2 bathrooms. 2 wood burning fireplaces and 1 propane. Very cozy home. Priced at \$339,900. Minutes to Midland, Orillia or Barrie.

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PINE VALLEY ESTATES WASAGA OPEN HOUSE SAT. JUNE 1ST 1PM TO 3PM.



Beautiful open concept bungalow. Two bed, two bath, large eat in kitchen, spacious living room with custom gas fireplace. Stylish hardwood floors, ceramics, California shutters and 9ft. ceilings give this spacious bungalow a true better homes and gardens feel. Walk out to deck and gorgeous pool with a water fall, and beautiful landscaping, large fenced yard. Lovely home shows to perfection... a must see.

24 BLUE JAY PLACE

\$293,900



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8 MAPLETON AVE.

Beautiful 2+1 bed raised bungalow in south Barrie, close to schools, shopping & rec ctr. Great curb appeal with brick/ stone exterior & double garage. Well maintained - roof in 2011 & new laminate on main floor. Eat-in kitchen with ceramics & walkout to fenced yard surrounded by mature trees. Lower level offers family rm with gas fireplace, bedroom & 3pc bath. Shows like a gem! **MLS# 1303848**
Dir: Essa Road to Mapleton, follow signs

Window awnings cool your home

MARK SALERNO

Special to QMI Agency

Walls with large windows are great for letting natural light into your home. Energy efficient south-facing windows can even reduce your heating costs in the winter by letting in the sun's warm rays - a concept known as passive solar heating.

However, too much sunshine in the summer months can make your home uncomfortably hot and may increase your air conditioning energy costs. Fortunately, you can control how much sun enters your home with outdoor shading devices such as window awnings and screens.

Window coverings have been used since ancient times to protect against the elements. Interior curtains and blinds were used to protect furniture and carpets from fading, but studies show that they are not effective in keeping the heat out.

Outdoor awnings can protect against sun, rain and snow, and in the early part of the last century both retractable and fixed awnings were a common feature on houses and storefronts. Awnings later fell out of fashion as air conditioners became more common and styles and tastes changed. However, rising energy costs and concerns about the environment have lead to a renewed interest in this "old" technology.

Even on bright sunny days, awnings can reduce interior lighting to the point where homeowners may wish to turn on a light for reading or other activities requiring plenty of illumination. However, the energy used for energy efficient lighting is much less than for interior cooling so you will still save energy overall or you may wish to retract your awning - the choice is yours.

Modern shading devices come in many different de-

signs, styles, colours, and materials, from the conventional fixed aluminum or fibreglass awning to the modern sail style in colourful, water resistant fabric. Retractable awnings are available in a range of designs: lateral arm awnings that can cover large spaces making them especially useful for deck or patio covering; and side or drop arm awnings which can be raised or lowered to cover as little or as much of the window as desired. Retractable awnings are available in manual and fully automated models including designs that detect high winds and retract the awnings before winds can damage them.

Mark Salerno is the Corporate Representative for the Greater Toronto Area at Canada Mortgage and Housing Corporation. You can reach him at 416-218-3479 or e-mail him at msalerno@cmhc.ca.

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One bedroom condo on the 10th floor within a 5 minute walk to the GO Train Station, across the street from Kempenfelt Bay, 10 minute walk to downtown Barrie - A commuters dream! Own this bright, spacious 1 bedroom condo for less than you're paying in rent!

MLS1301798

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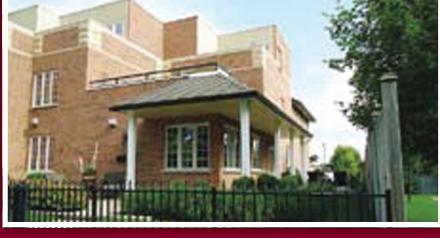
HORSESHOE VALLEY GEM



- Charm & character in this 2467 sq ft bungalow
- 3 bdrms, 3 baths. One of the largest Bungalow floor plans
- Only 8 years old. Pride of ownership
- Lots of hardwood & ceramics, soaring ceilings and oversized windows
- Granite countertops throughout.
- Open concept design with loft
- Family sized eat-in gourmet kitchen & separate dining rm
- Beautiful sized m/bdrm with 2 walk in closets & ensuite
- Lovely stone fp in family rm, den or office main floor
- Gas heat, c/vac & a/air, full dbl garage & landscaped yard
- Close to all the amenities that Horseshoe has to offer

MLS 1301062 OFFERED AT \$475,000.

LUXURY CONDO TOWNHOME IN SOUGHT AFTER AREA IN BARRIE



- Spacious 2799 sq ft above grade & over 3300 sq ft finished
- Numerous levels for privacy, many terraces & gardens
- Open concept great with gourmet kitchen. Excellent floor plan for entertainment
- Separate family room and master suite offers stunning ensuite with steam bath & soaker tub
- Mostly hardwoods & tiles throughout
- Double garage plus deeded parking spot
- Area of very fine estates, close to walking trails
- Pets are allowed

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MLS 1300249

HORSESHOE EXECUTIVE

- New England style home overlooking Horseshoe Highlands Fairway
- 4+2 Bdrms, 4 Full baths, Over 3,870 sq ft finished incl: full walk-out basement
- Gorgeous kitchen w/centre island & walk-out to huge deck across back!
- Golf, Ski, Trails & all the amenities of Horseshoe Resort !



MLS 1300429

WATERFRONT!

- Secluded setting - view over Carthew Bay!
- Cozy 3 bedroom cottage with boat house
- Great room has stone wood-burning fireplace
- Minutes to Orillia, Skiing, Golf, Biking ++



MLS 1300930

**CUSTOM LOG HOME
ON 98' WATERFRONT!**

- Gorgeous views over to Big Bay Point from all principal rooms
- Bright open kitchen adjacent to main fl Fam rm w/walk-out
- Stone wood burning fireplace – 4 Bdrms, 2 & 2 ½ Bath
- 1.4 Acres – Cabin/Bunkie – Dock – 2 Marine rails



MLS 1302515

**WATERFRONT
JUST MINUTES TO BARRIE!**

- Fabulous private waterfront lot with warm welcoming ranch bungalow
- Over 6,270 sq. ft. finished living – includes walk-out lower level
- Three + bedrooms, 4 ½ Baths, Gourmet kitchen open to mn fl Fam rm
- Rec room, media room, Triple garage, tennis court ++



MLS 1301562

WALK TO LAKE

- Gorgeous well-appointed home on private landscaped lot
- 4 bdrms, 4 ½ baths, hardwood & ceramic flooring, granite counters ++
- Commanding foyer, Two storey family room, Three car garage
- Prestigious "Simcoe Shores" subdivision – Close to shopping & schools



MLS 1302349

**100+ ACRE
PICTURESQUE PROPERTY**

- Hobby farm with 10 acres cleared, trails, log cabin, majestic trees ++
- Immaculate 4 level side split surrounded by majestic landscaping
- Eat-in kitchen & dining room with walk-outs to patio
- Great location just minutes to Hwy. #11 between Barrie & Orillia



MLS 1303639

HORSESHOE BUNGALOW!

- Striking open home with fully fin walk-out basement
- Kit w/granite counter tops & marble floor open to dining area
- Great room w/floor to clg stone fireplace & w/o decks
- Lower level games rm, fam rm, rec rm, 2 additional bdrms ++



MLS 1303446

136 ACRES!

- Fabulous century plus stone farmhouse w/3,400 sq. ft. finished
- Original pine plank floors, stone fireplaces in Liv rm & Fam rm
- 70' x 60' & 60' x 30' barns, Arena, Sand ring, Implement sheds ++
- Great location between Barrie & Orillia – just minutes to golf, ski ++